

## \$459,000 - 402 7463 May Common, Edmonton

MLS® #E4449164

**\$459,000**

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Condo / Townhouse on 0.00 Acres

Magrath Heights, Edmonton, AB

Live Elevated in The Edge at an Affordable Price. Welcome to SW Edmonton's most exclusive condo building, perched on the ravine in prestigious Larch Park. This stunning 2 bed, 2 bathroom suite is 1100 sq ft of refined living with ravine and skyline views from your 4th-floor balcony. The kitchen is an absolute standout with gorgeous sage green cabinetry (2025's trendiest hue!), upgraded black stainless steel appliances, and a HUGE island/built-in dining table PLUS built-in bar. The bedrooms are spacious and the bathrooms are truly impressive in both size and design. Air-conditioned and includes underground parking with a storage cage. The Edge boasts exceptional amenities: chef's kitchen, lounge (for gathering or playing cards), gym, yoga studio, library, boardroom, games room (pool, ping pong & a sports viewing area), guest suites, fire pit and rooftop deck... to name a few. You may as well be on a cruise! A fabulous unit in a highly desirable building with all you need to live life luxuriously.

Built in 2020

### Essential Information

MLS® # E4449164

Price \$459,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	402 7463 May Common
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0X1

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Social Rooms, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Fan Coil, Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Wood, Brick, Fiber Cement
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Transportation, Ravine View, Shopping Nearby, Vegetable Garden, View City, See Remarks
Roof	Flat
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	7
Zoning	Zone 14
HOA Fees	236.25
HOA Fees Freq.	Annually
Condo Fee	\$531

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Listing information last updated on July 29th, 2025 at 11:32pm MDT